



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Text

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File #: O2014-1480, Version: 1

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### COMMERCIAL ORDINANCE

WHEREAS, the City of Chicago ("City") is a home rule unit of local government pursuant to Article VII, Section 6 (a) of the 1970 constitution of the State of Illinois and, as such, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the properties at 617-627 W. Division Street, 1145-1175 N. Howe Street, and 614-26 West Elm (PINs 17-04-303-001 through -003, and -010) are currently owned by "625 West Division, LLC"; and the property at 615 West Division Street (PIN 17-04-303-019) is currently owned by the City of Chicago and is being conveyed to 625 West Division, LLC, pursuant to the City of Chicago Ordinance O2014-110 to become effective on March 5, 2014; and the properties at 601-613 W. Division Street, and 1144-1174 N. Larrabee Street (PINs 17-04-303-005 through -009, -011 through -018 and -020) are owned by the City of Chicago and are currently being utilized as the District 18 Police Headquarters; and

WHEREAS, 625 West Division, LLC proposes to use the portion of the east-west alley to be vacated herein for the construction of a multistory, mixed use development; and the District 18 Police Headquarters proposes to use the portion of the north-south alley to be vacated herein for secure prisoner transfer; and

WHEREAS, the City Council of the City of Chicago, after due investigation and consideration, has determined that the nature and extent of the public use and the public interest to be subserved is such as to warrant the vacation of the parts of the public alleys, described in the following ordinance; now therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

#### SECTION 1.

Portion of public Alley to be vacated to 625 W. Division, LLC:

THE EAST-WEST TWELVE (12) FOOT ALLEY LYING NORTH OF AND ADJOINING TO LOT 6, LYING SOUTH OF AND ADJOINING LOTS 1, 2 AND PART OF LOT 3, LYING EAST OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 1 TO THE NORTHWEST CORNER OF SAID LOT 6, AND LYING WEST OF THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 6, ALL IN BLOCK 88 IN ELSTON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14,

EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ANTE-FIRE MAY 11,1855 AS DOCUMENT NUMBER 59194, BOOK 85, PAGES 121 AND 122, IN COOK COUNTY, ILLINOIS.

Portion of public alley to be vacated to the City of Chicago, a Municipal Corporation, for use by the

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District 18 Police Headquarters

THE NORTH - SOUTH SIXTEEN (16) FOOT ALLEY LYING EAST OF AND ADJOINING LOTS 6 THRU 9, LYING WEST OF AND ADJOINING LOTS 10 THRU 13; BEING WEST OF AND ADJOINING THE (ALREADY) VACATED ALLEY (DOC. NUMBER 99610950 RECORDED 06/24/1999, EXTENDING NORTH FROM THE NORTH LINE OF ELM STREET TO THE SOUTH LINES OF LOTS 2 AND 3, ALL IN BLOCK 88 IN ELSTON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ANTE-FIRE MAY 11, 1855 AS DOCUMENT NUMBER 59194, BOOK 85, PAGES 121 AND 122 IN COOK COUNTY, ILLINOIS as shaded and legally described by the words "HEREBY VACATED" on the plat hereto attached as Exhibit A, which plat for greater clarity, is hereby made a part of this ordinance, be and the same is hereby vacated and closed, inasmuch as the same is no longer required for public use and the public interest will be subserved by such vacations.

SECTION 2. The vacation of the east-west segment of public way herein provided for is made upon the express condition that within 180 days after the passage of this ordinance, 625 West Division, LLC shall deposit in the City Treasury of the City of Chicago, a sum sufficient to defray the costs of removing paving and curb returns and constructing sidewalk and curb at the entrance to that part of the east-west alley hereby vacated.

SECTION 3. The east-west alley vacation herein provided for is made upon the express condition that within 180 days after the passage of this ordinance, 625 West Division, LLC shall pay or cause to be paid to the City of Chicago as compensation for the benefits which will accrue to the owner of the property abutting said part of the east-west public alley hereby vacated the sum of Two Hundred Five Thousand. dollars (\$ ), which sum in the judgment of this body will be equal to such benefits.

SECTION 4. The vacations herein provided for are made upon the express condition that within one hundred eighty (180) days after the passage of this ordinance, 625 West Division, LLC shall file or cause to be filed for record in the Office of the Recorder of Deeds of Cook County, Illinois a certified copy of this ordinance, together with an attached plat as approved by the Superintendent of Maps and Plats.

SECTION 5. This ordinance shall take effect and be in force from and after its passage. The vacations shall take effect and be in force from and after their recording.

Vacation Approved:

Scheinfen Commissioner of  
Transportation

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Richard Wendy Deputy Corporation Counsel

Honorable Walter Burnett, Jr. Alderman, 27<sup>th</sup> Ward

**EXHIBIT "A"**  
**PLAT OF VACATION OF PUBLIC ALLEY**

*GRAPHIC SCALE*

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 4,  
TOWNSHIP 39 NORTH, 50 RANGE 14 EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS

*AREA TABLE*

**16 'ALLEY HEREBY VACATED 12' ALLEY HEREBY VACATED**  
**3392 SQUARE FOOTAGE = 0.078 ACRES, MORE OR LESS 1572 SQUARE FOOTAGE -**  
**0.036 ACRES, MORE OR LESS**  
(25')

***DIVISION STREET***

(25') (28')  
66' R-O-W

***ELM STREET***

TWO WAY TRAFFIC (25') (25') (25') (25')

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Engineers Scientists Surveyors

7325 Janes Avenue, Suite 100 Woodridge, IL 60517 630.724.9200 voice 630.724.0384 fax v3co.com <<http://v3co.com>>

PREPARED FOR:

GREC Architects LLC

401 East Illinois Street, Suite 220 Chicago, IL 60611 312-661-1500

PROJECT NO. 13079 GROUP NO. VP04.1 SCALE: 1"=40' DATE: 02-18-14

**EXHIBIT "A"**

# PLAT OF VACATION OF PUBLIC ALLEY

PUBLIC ALLEY HEREBY VACATED EXISTING RIGHT-OF-WAY LINE EXISTING PROPERTY LINE UNDERLYING LOT LINES

RECORD DATUM CALCULATED DATUM

TRAFFIC FLOW DIRECTION

## LEGEND/NOTES

HATCHED AREAS

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(REC) 0 00'

LOTS 1, 2, 6-9 ARE ZONED PLANNED DEVELOPMENT PD1018. LOTS 3, 4, 5, 10-13 ARE ZONED COMMERCIAL C1-2, THE NORTH SOUTH PORTION OF THE VACATED ALLEY IS ZONED MANUFACTURING.

NO FIELDWORK WAS PERFORMED FOR THE COMPLETION OF THIS SURVEY. NO MONUMENTS WERE FOUND OR SET IN COORDINATION WITH THIS SURVEY.

NO DIMENSIONS SHOULD BE ASSUMED BY SCALED MEASUREMENTS UPON THE PLAT OR SUITABLE DEPICTION.

## LEGAL DESCRIPTION VACATED

### ALLEY

THE EAST - WEST TWELVE (12) FOOT ALLEY LYING NORTH OF AND ADJOINING TO LOT 6, LYING SOUTH OF AND ADJOINING LOTS 1, 2 AND PART OF LOT 3, LYING EAST OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 1 TO THE NORTHWEST CORNER OF SAID LOT 6, AND LYING WEST OF THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 6, ALL IN BLOCK 88 IN ELSTON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ANTE-FIRE MAY 11, 1855 AS DOCUMENT NUMBER 59194, BOOK 85, PAGES 121 AND 122, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH:

THE NORTH - SOUTH SIXTEEN (16) FOOT ALLEY LYING EAST OF AND ADJOINING LOTS 6 THRU 9, LYING WEST OF AND ADJOINING LOTS 10 THRU 13; BEING WEST OF AND ADJOINING THE (ALREADY) VACATED ALLEY (DOC. NUMBER 99610950 RECORDED 06/24/1999, EXTENDING NORTH FROM THE NORTH LINE OF ELM STREET TO THE SOUTH LINES OF LOTS 2 AND 3, ALL IN BLOCK 88 IN ELSTON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ANTE-FIRE MAY 11, 1855 AS DOCUMENT NUMBER 59194, BOOK 85, PAGES 121 AND 122 IN COOK COUNTY, ILLINOIS.

STATE OF ILLINOIS

## SURVEYOR'S CERTIFICATE

)  
) ss  
COUNTY OF DUPAGE )  
#3189 XQ «• PROFESSIONAL \»\* LAND < i SURVEYOR o\ STATE 0\ OF °X ILLINOIS

I, CHRISTOPHER D. BARTOSZ, AN ILLINOIS PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE PLAT HEREON DRAWN WAS PREPARED AT AND UNDER MY DIRECTION. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

-3189  
.^CHRISTOPHER D. BARTOSZ y0} ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-MY LICENSE EXPIRES ON NOVEMBER 30, 2014.  
V3 COMPANIES OF ILLINOIS, LTD PROFESSIONAL DESIGN FIRM NO. 184000902 THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2015.

GIVEN UNDER MY HAND AND SEAL THIS 18TH DAY OF FEBRUARY, A.D., 2014.

**CDOT#04-27-13-3627**

Engineers Scientists Surveyors

7325 Janes Avenue, Suite 100 Woodridge, IL 60517 630.724.9200 voice 630.724.0384 fax v3co.com

PREPARED FOR: **GREC Architects LLC**

401 East Illinois Street, Suite 220 Chicago, IL 60611 312-661-1500

PROJECT NO. 13079 GROUP NO. VP04.1 SCALE: N/A DATE: 02-18-14

## **CITY COUNCIL**

### **City of Chicago**

#### **COUNCIL CHAMBER**

City Hall-Second Floor 121 North LaSalle Street Chicago, Illinois 60602 Telephone: 312-744-4096 FAX: 312-744-8155

#### **COMMITTEE MEMBERSHIPS**

Transportation & Public Way (Chairman)

Budget and Government Operations

Committees, Rules and Ethics Education and Child Development

Finance Public Safety

### **ANTHONY A. BEALE**

Alderman, 9th Ward 34 East 11 2th Place Chicago, Illinois 60628 telephone: (773) 785-1100

Fax: (773) 785-2790 e-mail: ward09@cityofchicago.org <mailto:ward09@cityofchicago.org>

To the President and Members of the City Council:

Your Committee on Transportation and Public Way begs leave to report and recommend that Your Honorable Body pass A proposed vacation of all of the remaining public alleys in the block bounded by West Division Street, North Howe Street, North Larrabee Street and West Elm Street in the 27th Ward. This ordinance was referred to the Committee on March 5, 2014.

This recommendation was concurred unanimously by a viva voce vote of the members of the Committee with no dissenting vote.

(Ward 27)

Respectfully submitted,